

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
JUNE 27, 2007**

**CALL TO
ORDER**

A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. Board members present were Randy Toavs, Gene Dziza, Kathy Robertson, Kim Fleming, Barry Conger and Frank DeKort. Mike Mower, Don Hines, and Gordon Cross had excused absences. Eric Giles, George Smith, Annie Thompson and Jeff Harris represented the Flathead County Planning & Zoning Office.

There were approximately 25 people in the audience.

PUBLIC REVIEW

Gene Dziza reviewed the public hearing process.

**APPROVAL OF
MINUTES**

Robertson made a motion seconded by DeKort to approve the May 23, 2007 meeting minutes.

The motion was carried by quorum.

**PUBLIC
COMMENT
(not related to
agenda items)**

Russ Crowder, of American Dream Montana, spoke about the number of lawsuits against Flathead County. He stated that as of today there are 17 lawsuits against Flathead County. He said they have noticed a trend and that is if citizens are going to exercise their property rights, it's going to have to be through litigation against Flathead County. He feels this is a national trend and there are ramifications to this that the Board members need to be aware of. He said actions will be directed against County officials and there is liability when Flathead County refuses to follow the law. He stated he was talking about personal liability and reiterated that if the County was doing something questionable legally, they would try and justify it somehow. He said years ago they would at least try, but today they don't even do that.

**PRELIMINARY
PLAT/
WISHER
FPP 07-12**

A request by Ralph Wisher for Preliminary Plat approval of Wisher Subdivision, a 2 lot single-family residential subdivision on 1.67 acres within the Evergreen R-2 (one-family limited residential) Zoning District. Lots in the subdivision are proposed to have public water and sewer systems. The property is located at 602 Shadow Lane.

STAFF REPORT

Annie Thompson reviewed Staff Report FPP 07-12 for the Board.

**BOARD
QUESTIONS**

None.

APPLICANT

Jeff Larsen, of Larsen Engineering and Surveying, represented the applicant. He stated this is a typical infill project in Evergreen. When the lots were developed there was no public water and sewer so the lots are fairly large. He commented this proposal is in compliance with the Kalispell City Growth Policy, which designates this area as suburban residential, zoned R-2. They do agree with staff report and conditions, but had a comment regarding effects on local services. The staff report states it will add approximately 20 vehicle trips per day, but adding 1 lot will only add 10 vehicle trips per day. Other than that, they have no problem with the staff report and the conditions.

Toavs asked if the applicant had spoken with the owner of the property next to this to see if they could put a driveway across there.

Larsen stated it is part of the road right-of-way. He said it was designated as a buffer area on the Scenic Tracts map. They put quite a bit of effort into researching that and proving to the County that it is owned by the County right-of-way. He stated that held up this project for probably two months even though that was a subdivision originally they didn't think they had access. By doing closures on County road system, they were able to prove to the Plat Room that it is owned by the County; it is a county right-of-way.

Toavs asked if they could get another approach permit and have two driveways since the county owns it.

Larsen stated what they are trying to do is a shared access to lessen the number of individual driveways. They would prefer a shared driveway and want to stick with that.

AGENCIES

None.

**PUBLIC
COMMENT**

None.

**APPLICANT
REBUTTAL**

None.

STAFF REBUTTAL	None.
BOARD DISCUSSION	None.
MOTION TO ADOPT F.O.F.	Robertson made a motion seconded by Toavs to adopt Staff Report FPP 07-12 as a Findings of Fact.
BOARD DISCUSSION	None.
ROLL CALL Adopt F.O.F	On a roll call vote the motion passed unanimously.
MOTION TO APPROVE	Robertson made a motion seconded by Fleming to recommend approval of staff report FPP 07-12 to the County Commissioners.
MOTION Amnd Condition #4	Fleming made a motion seconded by Robertson to amend condition #4 to read: <i>The applicant shall receive water and sewer service by connection to the Evergreen Water and Sewer District.</i>
ROLL CALL Condition #4	Motion passed by quorum.
MOTION Strike #9/Add 10e	Fleming made a motion seconded by Robertson to strike condition #9 and add condition #10e: <i>Solid waste removal shall be by contract haul.</i>
ROLL CALL Condition 10e	Motion passed by quorum.
BOARD DISCUSSION	Dziza asked staff to correct the vehicle trips per day as stated by the applicant.
ROLL CALL TO APPROVE	On a roll call vote the motion passed unanimously.
PRELIMINARY PLAT/ BEAR MOUNTAIN FPP 07-16	A request by Mac Bear Ltd. Partnership, for Preliminary Plat approval of Bear Mountain Subdivision, a twenty-six lot rural residential subdivision on 159.449 acres. Lots in the subdivision are proposed to have individual water and septic systems. The property is located approximately 1.5 miles from the intersection of Bierney Creek Road and Highway 93, in Lakeside.
STAFF REPORT	Eric Giles reviewed staff report FPP-07-16 for the Board.
BOARD QUESTIONS	Robertson asked what evidence was presented regarding Finding-of-Fact #5, which states: the effects on wildlife and

wildlife habitat are acceptable with the imposition of conditions.

Giles stated the lot size is compatible for an area where there is a potential for wildlife conflicts; Montana Fish, Wildlife and Parks said they have identified those areas. Property owners would also have to use bear-proof containers.

Robertson reiterated there is no actual evidence that the habitats are acceptable with the imposition of conditions.

Giles stated if it was unacceptable Fish, Wildlife, and Parks would have notified him.

Toavs asked about the original subdivision and what the condition of the road and width was.

Giles stated it was originally to be the primary access road, built to County standards, and that is how it is now; 21 feet wide.

Toavs asked if they would they be required to fix that.

Giles stated it is now an internal subdivision road and the standard is 20 feet. If it were a primary access road it would have to be 24 feet.

Toavs referenced the conditions stating the road would need to be 24 feet wide.

The Board discussed the width of the primary access and internal subdivision roads with staff, to include a 4-foot bicycle path.

Giles stated they would have to improve all of the internal subdivision roads to a minimum of 20 feet of paved surface.

Robertson asked if this should be re-titled a re-subdivision, not a subdivision report.

Giles stated they submitted the application as Bear Mountain Subdivision, changing the name from Bear Mountain Estates.

Robertson said technically speaking, it is a re-subdivision as it was a previously approved subdivision that is being divided again.

Giles and the Board discussed the division of these particular

lots. It was previously approved in 2003 for 8 lots on 20 acres, and now they are coming back and re-subdividing the whole area into 26 lots. The original subdivision did go through the final plat process. This is not the same applicant.

APPLICANT

Narda Wilson, a Land Use Consultant, represented the applicant. She showed a vicinity map of the property and stated this is a re-subdivision of an existing subdivision platted in 2004. The name has been changed from Bear Mountain Estates to Bear Mountain Subdivision. They are creating 26 lots on approximately 160 acres. They appreciate staffs positive report and stated the subdivision does comply with Lakeside Neighborhood Plan. They felt that because of the topography the density is appropriate for the site. However, one of the primary issues has to do with roadways. Currently, Bear Mountain Estates is accessed from Deer Creek Road.

Wilson spoke about the accesses and the easements from the original subdivision. She pointed out the internal subdivision roads and the access roads and spoke about the width of each. The developers do not object to constructing a 24 foot wide road for the new roadway. They would like a condition amended to allow the internal subdivision road to remain 22 feet and not be expanded because of the existing road. She stated the secondary emergency access road has already been paved with a 25-foot surface and then graveled to Deer Creek Road.

She spoke about the parkland dedication and stated only 2 lots would be subject to that because they are less than 5 acres; Lot 9, which is 3.44 acres, and Lot 17 which is 4 acres. Essentially that would be 2.5 % of those two lots combined, which is .19 acres subject to parkland.

They agree with all the conditions of approval except for a couple of minor modifications. Condition #13, they would like to amend the condition to allow the internal subdivision road to remain 22 feet paved as it exists. Additionally, condition #16, regarding the secondary emergency access, shall provide a 4-foot bicycle lane on the area that is currently paved.

They are aware of the neighbor's concerns about the secondary road being used as a primary access. They proposed a condition to be placed as a note on the plat that the secondary access for the subdivision, from Deer Creek Road, shall be used for secondary emergency access only and shall not be used as a means of ingress or egress to the subdivision by residents either inside or outside of the subdivision. If anyone were to use that access for anything other than a secondary emergency access, it would be in violation of the easement agreements that have been negotiated and executed by landowners to the north and the

developer.

BOARD QUESTIONS

Robertson asked for clarification regarding condition #13.

Wilson stated it would be a total of 24 feet of which 4 feet would be a bicycle lane. The exception to road widths would only be to the existing road which is 22 feet.

Robertson asked about communication between Wilson and Tom Litchfield of Fish, Wildlife, and Parks. She wanted Wilson to address that issue. She stated Litchfield was concerned with the fact that when there is big game winter range in the area the density should only be 1 unit per 20 acres. She understands this has not been enforced. However, it is in the Master Plan.

Wilson stated that was the old County Master Plan and said there are no density provisions in the new Growth Policy when dealing with wildlife habitat.

Robertson is concerned about the wildlife habitat.

Wilson spoke about the concerns for the wildlife and what the developer could do to mitigate impacts to the wildlife and wildlife habitat.

Robertson asked if they would agree to add letter c, of the EA, as a condition. Letter c states: smooth wire or rail fencing not more than 48 inches high and 15 inches off the ground should be used.

Wilson thought that would be a great idea.

Andra Townsley, the applicant, stated that Bear Mountain is part of a family project. They live in Lakeside and have a business in Lakeside and they want to see this subdivision make a positive impact on the community. She appreciated the staffs support and recommendation and agreed to comply with all conditions of approval.

AGENCIES

None.

PUBLIC COMMENT

Marty Wardle, 368 Adams Street, spoke about her concerns regarding the Deer Creek gate and people using that gate as a primary access. She was also concerned about the fact that the original developer promised the property would remain 20 acre

tracts and now that is not the case. She read from her notes and stated she was concerned about traffic increase and safety and increased demands on infrastructure. She referenced subdivisions that had already been approved and impact her property.

She spoke about sewer and water impacts and the current homes available for sale. She also spoke about her concerns regarding the density and open space being very important. She said it is possible to limit growth and spoke of other cities that have limited growth to 3% a year.

Cardi Chmielewski, 465 Deer Creek Road, spoke of the width of the roads in the area and said he is concerned about the traffic and safety. He talked about the wildlife in the area and is concerned about the habitat.

Terri Burghardt, 216 Little Deer Creek Road, was concerned about the access off of Deer Creek Road. She spoke of the width of the road and how dangerous it could be. She commented on the beauty of the property and stated she is not in opposition of the subdivision. She talked about the emergency access and said you can not keep people off of Deer Creek Road. Some improvements need to be made to make it safe.

Susan Handy, 150 Little Deer Creek Road, agreed with previous speakers. She spoke about the traffic on the roads, the density and what the original owner had promised to do. She also spoke about the possibility of zoning the area. She stated her concerns about fire protection and the fact they are out of the Somers Fire District.

APPLICANT REBUTTAL

Wilson wanted to clarify a couple of points that were brought up. She spoke of the secondary access and how it might be constructed to prohibit entering or exiting the subdivision off of Deer Creek Road. She reiterated it would be less impact to the Deer Creek residents with this subdivision than there would have been with the eight previously approved lots that would have had exclusive access to the subdivision off of Deer Creek Road. She also wanted to point out the surrounding development pattern which is 5-10 acre lots. She pointed out on the vicinity map where a 10,000 gallon tanker recharge system would be placed and stated the developer would work with the fire department to insure that safety would not be compromised. Even though the residents of the Deer Creek area are not in the Lakeside/Somers fire service area, they are in a County fire service area and the County would compensate the district for

fire protection.

Dziza asked what the developers plan for construction traffic would be.

Wilson stated they have not gotten that far; as they wanted to get through preliminary plat approval process before they made those kinds of decisions.

Conger asked if the applicants had objections to the crash gate that was proposed.

Wilson said absolutely not. It is consistent with the terms of the easement agreements.

Fleming asked if the area had been annexed into the fire district.

Wilson said they were waiting to see what happened with the approval of the plat first. She stated it would be appropriate to add a condition requiring the developer to annex the subdivision into the Lakeside/Somers fire district prior to final plat approval.

Toavs asked which road would be built first.

Wilson pointed out the roads on the vicinity map and showed which ones are already paved and which ones would need to be upgraded. She didn't want to speak for the developer.

**STAFF
REBUTTAL**

None

**MOTION TO
ADOPT F.O.F.**

Conger made a motion seconded by Fleming to adopt Staff Report FPP 07-16 as Findings-of-Fact as amended.

**MOTION
Add F.O.F #10**

Robertson made a motion seconded by DeKort to add a Finding-of-Fact to state: *The proposed project is a resubdivision of Bear Mountain Estates approved in 2003 which was an 8-lot subdivision with an average density 1 dwelling unit per 20 acres.*

**ROLL CALL
Add F.O.F #10**

The motion was carried by quorum.

MOTION
Amnd F.O.F #4

Fleming made a motion seconded by Conger to amend Finding-of-Fact #4 to read: *The effects of the subdivision on health and safety are acceptable with the imposition of conditions because adequate fire and emergency services exist, dangers created by topography can be mitigated with the large lot size and adequate building sites. Local traffic may attempt to use the Deer Creek access through the subdivision to reach the Lakeside community.*

ROLL CALL
Amnd F.O.F #4

The motion was carried by quorum.

MOTION
Add to F.O.F #7

Fleming made a motion seconded by Robertson to add wording to Finding-of-Fact #7: *Bierney Creek Road and Deer Creek Road are in poor condition and both are unpaved.*

ROLL CALL
Add to F.O.F #7

On a roll call vote the motion passed 5-1 with Dziza dissenting.

BOARD
DISCUSSION

Fleming spoke regarding her reasoning for adding a fact about the roads being in poor condition.

Conger asked if there were any pending developments in the same area.

Giles said no, but there is a little bit of planning ahead for the bike path. He said when this area does 'blow-up' and there is more density, traffic will slow down in that area, and provide alternative forms of accesses to get into Lakeside. Bierney Creek Road is a public road maintained by the County. For this subdivision, he didn't think the Board could require the developers to make any improvements to Bierney Creek Road or Deer Creek Road without some type of RSID.

MOTION
Change F.O.F #5

Robertson made a motion seconded by Conger to change Finding-of-Fact #5 to eliminate '*due to the evidence presented in the wildlife and wildlife habitat*'.

ROLL CALL
Change F.O.F #5

The motion was carried by quorum.

BOARD
DISCUSSION

Eric Mulcahy, of Sands Surveying, informed staff that Finding-of-Fact #7, which the Board amended and then adopted, had some wrong information. He stated that Bierney Creek Road is paved where this subdivision will access it.

MOTION
Amnd F.O.F #7

Fleming made a motion seconded by Robertson to amend Finding-of-Fact #7 to read: *Bierney Creek Road and Deer Creek Road are in poor condition and Deer Creek Road is unpaved.*

ROLL CALL
Amnd F.O.F #7

The motion was carried by quorum.

BOARD
DISCUSSION

Robertson read a section of the EA stating that most of Bierney Creek Road is paved.

Toavs asked for clarification as to how much of Bierney Creek Road is paved and asked if the rest of it would be paved as well.

Giles stated yes, it would be the primary access road and the developer is required to pave that road. It will be a 24 foot travel surface with a 4-foot bicycle lane.

ROLL CALL
ADOPT F.O.F.
As amended

On a roll call vote the motion passed unanimously.

MOTION TO
APPROVE

Conger made a motion seconded by Toavs to recommend approval of FPP 07-16 as amended to the County Commissioners.

BOARD
DISCUSSION

Fleming spoke about her concerns with the subdivision as proposed. She felt there would be too many houses there. It has steep slopes, the roads are in very poor condition, 10 mounded septic fields is too much for the area, it is a high fire area and it would impact the schools too much.

Toavs likes the subdivision the way it is, and he would support this if there were a way they could stop what's going on and have them build there own access before they continue on. He commented there is way more construction going on up there than what was approved. This subdivision is almost already built and isn't even through preliminary plat. The fact they are going to block off the access from Deer Creek and gate it, helps him with his decision, and he thought the lot sizes suit the area. He asked if there were a way the applicant could have the road built before any more construction could happen.

Giles stated they could add a condition stating the primary access road would have to be built prior to any other construction activity and the crash gate would need to be installed.

MOTION
Add condition#22

Dziza made a motion seconded by Toavs to add condition #22 to read: *Following preliminary plat approval all construction traffic will be routed on the primary access road from Bierney Creek Road and prior to any construction activities a crash gate will be installed at the Deer Creek Road.*

BOARD
DISCUSSION

The Board and staff discussed, at length, how to enforce this condition regarding the crash gate and accessing Deer Creek Road. Enforcement would be almost impossible.

ROLL CALL
Add Condition #22

On a roll call vote the motion passed 4-2 with Fleming and Robertson dissenting.

MOTION
Amnd Condition
#13

Dziza made a motion seconded by Robertson to amend condition #13 to add: *with the exception of the existing section of Bear Mountain Road which will remain 22-foot paved travel surface.*

ROLL CALL
Amnd Condition
#13

On a roll call vote the motion passed 4-2 with DeKort and Fleming dissenting.

MOTION
Amnd Condition #9

Robertson made a motion seconded by Conger to amend condition #9 and add: vii: *Smooth wire or rail fencing not more than 48 inches high and 15 inches off the ground should be used to allow wildlife the ability to travel in the area.*

ROLL CALL
Amnd Condition #9

The motion was carried by quorum.

MOTION
Amnd Condition
#13

Robertson made a motion seconded by DeKort to amend condition #13 to add: *4-feet of which would be a bicycle lane*

ROLL CALL
Amnd Condition
#13

The motion was carried by quorum.

MOTION
Amnd Condition
#16

Conger made a motion seconded by Dziza to amend condition #16 to read: *The secondary emergency access shall provide a 4-foot paved bicycle lane along the currently paved area of the existing road.*

BOARD
DISCUSSION

Fleming suggested they strike condition #16 because she wouldn't want people to use it.

The Board discussed whether or not a 4-foot bicycle lane would be appropriate for the area and whether or not the road would ever connect all the way through.

ROLL CALL
Amnd condition
#16

On a roll call vote the motion failed unanimously.

MOTION
Strike Condition
#16

Conger made a motion seconded by Fleming to strike condition #16.

ROLL CALL
Strike Condition
#16

The motion was carried by quorum.

MOTION
Add condition #23

Fleming made a motion seconded by DeKort to add condition #23 to read: *The applicant shall provide a central location for garbage collection with a contract hauler, all refuse containers shall be bear proof.*

ROLL CALL
Add condition #23

The motion was carried by quorum.

MOTION
Add Condition #24

Fleming made a motion seconded by Robertson to add condition # 23 to read: *Prior to final plat the applicant shall annex into the Lakeside/Somers fire District.*

ROLL CALL
Add Condition #24

The motion was carried by quorum.

MOTION
Add Condition #25

Fleming made a motion seconded by Robertson to add condition #25 to read: *The applicant will comply with reasonable fire suppression and access requirements of the Lakeside/Somers Fire District. A letter from the fire chief stating that an agreement has been made will be submitted with the application for Final Plat.*

ROLL CALL
Add Condition #25

The motion was carried by quorum.

BOARD
DISCUSSION

Conger made a statement to the folks who were concerned about this subdivision. He thinks it's tragic that a subdivision gets divided and then a few years later comes back to be re-subdivided. He stated the answer to that is zoning. If you want to live in a neighborhood where you know what's going to happen to your property, get zoned.

Dziza wanted to remind people that the Board can't necessarily vote against a subdivision just because they don't like it. People have the right to subdivide their property.

**MAIN MOTION
to APPROVE**

On a roll call vote the motion failed 3-3 with Fleming, DeKort and Robertson dissenting.

**MOTION TO
DENY**

Fleming made a motion seconded by Robertson to recommend denial of staff report FPP-07-16.

**BOARD
DISCUSSION**

Robertson commented about the break-away gate. She told a story about her own issues with a gate in her neighborhood.

Conger stated that there is an arrangement with property owners who have donated an easement and they would have a legal right to make sure the access isn't used as a primary route.

Dziza asked which findings some of the board members were using to base their vote for denial on.

Robertson commented on the wildlife and wildlife habitat which are of concern to her. She is not opposed to development, but she is opposed to that much density with that much wildlife and also where it is incredibly steep. She would rather see fewer lots and for the developer to take into consideration the wildlife and eliminate a lot of the clearing that would have to be done.

Toavs commented that the Board amended Finding-of-Fact #5 that stated: the effects on wildlife and wildlife habitat are acceptable with the imposition of conditions. He said they should have made that a negative finding to support what Robertson was saying so they could vote against the subdivision, but they made it a positive finding.

Robertson stated she modified it because of the way it was stated. She still doesn't agree with it.

Conger stated this was a tough project for him. Personally he thinks that 26 houses out there is probably tragic, but he didn't see any reasons or strong arguments to deny this subdivision. He pointed out on the map, the density around this area and said he didn't see how the Board could deny based on density.

Robertson said he had a good point, but she felt her point was better considering the topography rather than the size of the lots.

Conger asked Fleming to restate her reasons for denying this project.

Fleming listed her reasons as being slopes, mounding septic

fields (which to her was an indicator of a topography problem), the bad roads, fire hazard area and the fact they went from 8 to 26 lots.

DeKort stated his concerns about the wildlife, water and sewer, and the road issues.

Toavs commented about the roads being built and felt the Board had mitigated the issue with the breakaway gate. He commented that to go back and deny a subdivision on findings that the Board already agreed on is wrong. He said the Board voted unanimously for the findings and in his opinion, they were all good the way they were written.

**ROLL CALL TO
DENY**

On a roll call vote the motion passed 4-2 with Toavs and Dziza dissenting.

**ZONE CHANGE/
MIDWAY
RENTAL
FZC 07-01**

A Zone Change request in the Evergreen Zoning District, by Jerry Engle, Maynard Longtin and KK and B Partnership (Midway Rental), from R-1 (Suburban Residential) to B-2 (General Business). The property is located at 21 and 23 Sunset Drive.

STAFF REPORT

George Smith reviewed Staff Report FZC 07-01 for the Board.

**BOARD
QUESTIONS**

None.

APPLICANTS

Erica Wirtala, of Sands Surveying, represented the applicant. She felt it was important to get a visual on the surrounding land uses. She showed a map of the area. She also felt it was important they looked at the surrounding zoning uses. This is overall an industrial, commercial area. They have been operating non-conforming uses in an R-2 zone. Essentially they were up and running and doing business when the County overlaid zoning on top of them. They were grandfathered in as a non-conforming use. This zone change is a long awaited housekeeping to match up the use of these lots with the appropriate zone.

Jerry Engle, 19 and 21 Sunset Drive, has had storage units and an auto repair shop since 1981 and 1983 and would like to have the correct zoning to continue to do that.

Maynard Longtin, 23 Sunset Drive, owns Evergreen Welding. He has been in business there for 35+ years and felt the zoning would be fit for that area and hoped it would go through.

Kurt Reimer, Midway Rental, spoke about the two pieces of property, between the other two businesses, that they all went in and bought together to weed out the houses and tie all of the property together for commercial use.

AGENCIES

None.

**PUBLIC
COMMENT**

None

**APPLICANT
REBUTTAL**

None.

**STAFF
REBUTTAL**

None.

**MOTION TO
ADOPT F.O.F.**

DeKort made a motion seconded by Robertson to adopt Staff Report FZC-07-01 as findings-of-fact.

**ROLL CALL TO
ADPOT F.O.F.**

On a roll call vote the motion passed unanimously.

**MOTION TO
APPROVE**

DeKort made a motion seconded by Robertson to accept staff report FZC-07-01 and recommended approval to the County Commissioners.

**ROLL CALL TO
APPROVE**

On a roll call vote the motion passed unanimously.

OLD BUSINESS

Harris spoke to the Board regarding the public workshop for the Riverdale Neighborhood Plan and handed out calendars of upcoming meetings for the next 3 months. He gave the Board some dates to write on the calendar and asked when they would like to have a retreat.

Dziza asked which of the Board members had travel plans.

The Board decided to hold their retreat on July 31, 2007 from 6pm until 9pm. A meeting place will be determined later.

Harris handed out the portions of the draft subdivision regulations that the Commissioners would like the Planning Board members to review. He gave a status report on the subdivision regulations and stated the Commissioners will hold a public workshop on June 28th in the Justice Center conference room. He also informed the Board of the dates the

Commissioners are tentatively scheduled to adopt these regulations. Harris informed the Board which parts of the draft subdivision regulations the Commissioners pulled out for the board to review. They discussed dates to start holding workshops to work on these.

The Board decided to meet July 12th and 26th, from 6pm until 9pm. They thought they would meet every other week, on a Thursday, until they finish.

Harris and the Board talked about how they would like to conduct these workshops and what format they would like to use. The Planning Office will advertise these workshops and let the public know which sections would be covered on a particular night. Dziza and Harris will get together and decide which sections to start with.

Fleming asked if the Board would object to written comment from members who could not attend a particular workshop.

The Board voted to accept written comment regarding the draft subdivision regulations from members that cannot attend a particular workshop.

NEW BUSINESS

Fleming spoke about the weed problem surrounding Midway Rental. She asked who would take care of that area.

Harris informed her she needed to call the Weed Board.

Toavs asked how he could check on the conditions that the Commissioners placed on a subdivision. He commented that if he knew of a condition that the Board placed on a subdivision and then found out they were doing something different, how would he be able check on that.

Harris said to call the Planning & Zoning Office and staff would give him a copy of what the board recommended and what the Commissioners did.

Harris spoke about the contract we had to do a phase 1 transportation study that was desperately needed in the valley. This particular study characterized 10 road lengths as well as 18 intersections for their carrying capacity and level of service. They also did a mini-modeling effort primarily east of the Flathead River, near Woody's, to see what the traffic flows would be in 20 years. MDT did the modeling for us and staff will hand

out a copy at the next meeting. Phase 2 looks promising to be funded. That will be a larger comprehensive transportation plan for all of the unincorporated areas. He has been given the go ahead to prepare a scope of work and negotiate a contract.

ADJOURNMENT The meeting was adjourned at approximately 9:15 pm on a motion by Toavs seconded by Dziza. The next meeting will be held at 6:00 p.m. on July 11, 2007.

Gene Dziza, President

Mary Sevier, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 8/8/07